

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MARCH 10, 2020

CITY COUNCIL CHAMBER

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON MARCH 10, 2020 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

Old Business Recommended for Action

- 1. ZONING DOCKET 012/20** – Request by Abel Holdings, LLC for an amendment to Ordinance No. 27,135 MCS (Zoning Docket 082/16) to now grant a conditional use to permit a commercial use (office) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 150, Lots X and Y, in the Seventh Municipal District, bounded by Oak Street, Dublin Street, Dante Street, and Plum Street. The municipal addresses are 8201-8207 Oak Street. (PD 3) **(Deferred from the January 28, 2020 meeting)**
- 2. ZONING DOCKET 013/20** – Request by Kevin M. Davis for a zoning change from an HMR-3 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 367, Lots 15 and 16, in the Third Municipal District, bounded by Port Street, Saint Claude Avenue, North Rampart Street, and Franklin Avenue. The municipal address is 1030 Port Street. (PD 7) **(Deferred from the January 28, 2020 meeting)**
- 3. ZONING DOCKET 014/20** – Request by 1901 Sophie, LLC for a conditional use to permit a third commercial short term rental unit in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District, on Square 143, Lots 21 and 22, in the Fourth Municipal District, bounded by Sophie Wright Place, Saint Mary Street, Camp Street, Saint Andrew Street. The municipal addresses are 1901-1907 Sophie Wright Place and 1130 Saint Mary Street. (PD 2) **(Deferred from the January 28, 2020 meeting)**
- 4. ZONING DOCKET 015/20** – Request by William C. Winterfeld for a conditional use to permit a commercial use (dental clinic) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 128, Lot W1, in the Sixth Municipal District, bounded by Washington Avenue, Broadway Street, and Calliope Street. The municipal address is 7010 Washington Avenue. (PD 4) **(Deferred from the January 28, 2020 meeting)**

5. **ZONING DOCKET 016/20** – Request by Casa Angelo, Inc. for a conditional use to permit the retail sale of packaged alcoholic beverages in a CBD-2 Historic Commercial and Mixed-Use District, on Square 132, Lots 18 and 19 or Lots 2 and Pt. 3, in the First Municipal District, bounded by Magazine Street, Gravier Street, Common Street, and Tchoupitoulas Street. The municipal addresses are 208-212 Magazine Street. (PD 1A) **(Deferred from the January 28, 2020 meeting)**
6. **ZONING DOCKET 017/20** – Request by Chinese Tea Garden Investments, LLC for a zoning change from an S-B2 Suburban Pedestrian-Oriented Corridor Business District to an S-B1 Suburban Business District, on Square 4014, Lot 8, in the Third Municipal District, bounded by Elysian Fields Avenue, Filmore Avenue, Robin Street, and Frenchmen Street. The municipal addresses are 5218-5220 Elysian Fields Avenue. (PD 6) **(Deferred from the January 28, 2020 meeting)**
7. **ZONING DOCKET 018/20** – Request by City Council Motion No. M-19-498 for a text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new interim zoning district to be named the Vieux Carré Interim Zoning District, the intent of which is to establish maximum building height standards in the areas currently zoned VCR-1 Vieux Carré Residential District, VCR-2 Vieux Carré Residential District, VCC-1 Vieux Carré Commercial District, VCC-2 Vieux Carré Commercial District, VCE Vieux Carré Entertainment District, VCE-1 Vieux Carré Entertainment District, VCS Vieux Carré Service District, VCS-1 Vieux Carré Service District, and VCP Vieux Carré Park District, to limit the maximum building height to the current height of the existing structure, as defined by the Comprehensive Zoning Ordinance, as of the effective date of this motion, or if the property is currently undeveloped or vacant, the following methods may be used to calculate the maximum height; however, in no case shall the building height exceed fifty (50) feet:
 1. The height of the previous structure, as indicated on the most recent survey or Sanborn maps; or
 2. The average of the height of the adjacent principal structures on either side. Averaging is based on the two (2) adjacent lots, or in the case of a corner lot, two (2) neighboring lots on the same blockface. In the case of a lot configuration where only one (1) lot is available for averaging, the maximum building height is that of the adjacent lot.**(Deferred from the January 28, 2020 meeting)**
8. **ZONING DOCKET 019/20** – Request by Bienville Ancar, III for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM1 Historic Urban Neighborhood Business District, on Square 267, Lot B or 18 or 31, in the Second Municipal District, bounded by Dumaine Street, North Johnson Street, North Johnson Street, and Saint Ann Street. The municipal address is 2118 Dumaine Street. (PD 4) **(Deferred from the January 28, 2020 meeting)**
9. **ZONING DOCKET 020/20** – Request by Maloney Sept, LLC to rescind or amend conditional use Ordinance No. 16,753 MCS (Zoning Docket 120/94) and to now grant a conditional use to permit the retail sale of packaged alcoholic beverages in a C-2 Auto-Oriented Commercial District, on an undesignated square, Tract 2-A, in the Third

Municipal District, bounded by Old Gentilly Road, France Road, and Interstate 10. The municipal address is 5000 Old Gentilly Road. (PD 6) (**Deferred from the January 28, 2020 meeting**)

10. ZONING DOCKET 021/20 – Request by Flapdoodle, LLC for a zoning change from a C-2 Auto-Oriented Commercial District to an LI Light Industrial District, on Square LHC or Squares 1326, 1327, 1378, 1379, and 1380, Lot A, in the Third Municipal District, bounded by Elysian Fields Avenue, Interstate 10, Florida Avenue, and Spain Street. The municipal addresses are 2401-2411 Elysian Fields Avenue. (PD 4) (**Deferred from the January 28, 2020 meeting**)

11. ZONING DOCKET 022/20 – Request by Betty A. Watson for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 226, Lot 4-A or 12, in the Third Municipal District, bounded by Lizardi, Burgundy, Dauphine, and Egania Streets. The municipal addresses are 817-819 Lizardi Street. (PD 8) (**Deferred from the January 28, 2020 meeting**)

New Business Recommended for Deferral

12. ZONING DOCKET 026/20 – Request by Keith C. Ferdinand for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 468, Lot B or Lots B, 1, 2, and part 26, in the Third Municipal District, bounded by Poland Avenue, Marais Street, Kentucky Street, and Urquhart Street. The municipal address is 1201 Poland Avenue. (PD 7)

13. ZONING DOCKET 027/20 – Request by Glenn D. Skipper for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 326, Lot K-1, in the Fourth Municipal District, bounded by Rev. John Raphael Jr. Way, Jackson Avenue, South Liberty Street, and Philip Street. The municipal address is 2200 Rev. John Raphael Jr. Way. (PD 2)

14. ZONING DOCKET 028/20 - Request by Marshall Wallace for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 516, Lot E, in the Seventh Municipal District, bounded by Olive Street, Hamilton Street, Mistletoe Street, and Forshey Street. The municipal address is 9118 Olive Street. (PD 3)

15. ZONING DOCKET 029/20 - Request by KCT Magazine St, LLC for a conditional use to permit an curb cut along Julia Street in a CBD-6 Urban Core Neighborhood Mixed-Use District, adjacent to Square 134, Lot 1-A, in the First Municipal District, bounded by Julia Street, Magazine Street, Constance Street, and Saint Joseph Street. The municipal address is 454 Julia Street. (PD 1A)

- 16. ZONING DOCKET 030/20** – Request by Corvus Real Estate Holdings, LLC for a text amendment to Article 16 of the Comprehensive Zoning Ordinance to classify “Reception Facility” as a permitted use in the LI Light Industrial District
- 17. ZONING DOCKET 031/20** – Request by City Council Motion No. M-7-20 to apply the Mandatory Inclusionary Zoning regulations established by Ordinance No. 28,036 MCS by now designating certain Inclusionary Zoning Districts on the Official Zoning Map, as recommended in the 2019 "New Orleans Inclusionary Housing Study" from HR&A Advisors, Inc.
- 18. ZONING DOCKET 032/20** - Request by City Council Motion No. M-8-20 for a text amendment to the Comprehensive Zoning Ordinance to amend Section 21.6.N Fences and Walls to include height requirements for fences in Lake Terrace (bounded by Lake Pontchartrain, the London Avenue Outfall Canal, Robert E. Lee Boulevard, and Bayou St. John) as follows: (i) Front Yard: One and One-Half (1.5) feet; (ii) Side Yard and Rear Yard: Five (5) feet.

Outdoor Live Entertainment Study Public Hearing (to begin no earlier than 3:30 pm)

- 19. OUTDOOR LIVE ENTERTAINMENT STUDY** – The purpose of this study shall be to clarify and standardize all references to Outdoor Live Entertainment, including but not limited to Outdoor Musical Accompaniment, Outdoor Amphitheater, live entertainment outdoors, and Outdoor Amusement Facility. In the course of the study, the CPC will analyze similarly situated cities’ regulations. In addition, the CPC will review New Orleans’ existing infrastructure – including permitted venues, zoning and overlay districts, temporary permitting structures, both citywide and by neighborhood, and study the City’s existing codes to prepare recommendations if any amendments to these codes are needed. This includes, but is not limited to: review the history of uses, interpretations, and applications of regulations related to outdoor live entertainment. The CPC will consider the addition and/or revision of definitions and use standards, revisions to permissible and prohibited zoning categories, updates to fee structures, possible remedies to illegal uses, enforcement mechanisms, and clarification on existing non-conforming uses. The CPC will analyze potential mitigation measures such as distance requirements that would promote responsible uses, minimize nuisances as well as foster strong relationships among residents, city agencies, and existing and potential venues. The CPC will address the vesting of land use rights issue, while ensuring that all regulations encourage and allow for full compliance, and promote opportunities for responsible parties who wish to engage in and benefit from the City’s cultural economy.